

DESIGNED TO INSPIRE A DYNAMIC WORKFORCE

Riverplace is undergoing a dramatic transformation into a reimagined, modern office campus providing an exclusive and differentiated workplace experience. The interconnected, four-building campus offers a variety of flexible office space, an unmatched amenities package, and numerous indoor and outdoor common spaces that encourage collaboration and tenant wellbeing.

- Flexible floorplates appealing to a wide range of functions and workstyles
- Technology-driven collaboration spaces
- Wellness-focused amenities
- An expansive fitness center
- Multiple outdoor spaces
- Abundant on-site parking
- Immediate access to riverfront and trails







INSPIRED SPACES FOR INVENTIVE PEOPLE

The first and second floor communal spaces will include a 14 person conference room, a spacious lounge with seating for up to 17 people, four small group meeting spaces, a mother's room, a wellness room, a common area kitchenette/café, a presentation area, and multiple seating options to enhance productivity and foster collaboration in an open atrium setting.



PRESENTATION AREA





A RANGE OF SUITES WITH UNRIVALED FLEXIBILITY

The Studio offers a variety of spaces from 1,100-square-foot suites to a 45,000-square-foot full floor suite across multiple floors, offering a setting for both large and small tenants.





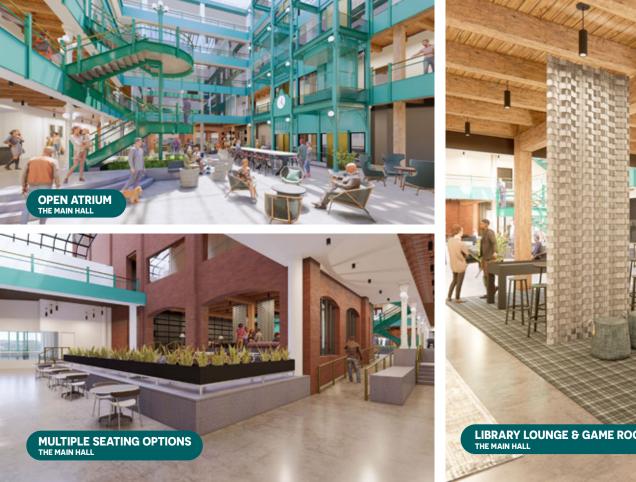








Serving up craft coffee and small bites, the first floor café will provide an additional place for in a comfortable, lounge like setting.





tenants to work, meet, or relax



A TIMELESS ADDRESS TRANSFORMED FOR TODAY

The Main Hall's historical setting will be complemented by a 60 person, state-of-the-art conference and training room, a collaboration lounge, multiple seating options in the open atrium, dedicated interior bike parking for up to 40 bikes, and a 1,800 SF library and game room.





WORK & UNWIND OUTDOORS

At Riverplace, outdoor space is the ultimate company perk. The campus will feature a 4-season outdoor plaza that will include a landscaped lawn, multiple lounge spaces and seating options, and a fire pit, all with direct access to the Mississippi River and Grand Rounds Scenic Byway. Overlooking the plaza, the roofdeck on the Link will also offer additional green space, seating, and a grilling station.

Riverplace branded signage installation may vary.







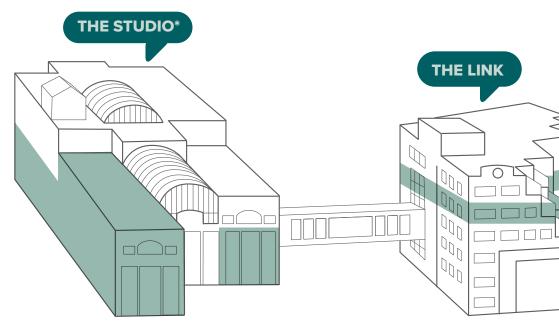








FIND YOUR SPACE



- AVAILABLE
- * AVAILABLE FOR SINGLE OR MULTIPLE USERS

EXCLUSIVE AMENITIES

OUTDOOR PATIO

- 4-SEASON OUTDOOR PLAZA
- GREEN ROOF
- IMMEDIATE ACCESS TO RIVERFRONT AND TRAILS

ON-SITE CAFE & FULL SERVICE RESTAURANT

HEALTH & WELLNESS

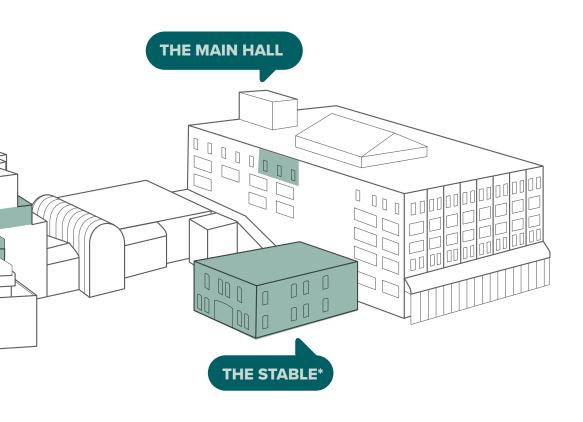
- 7,000 SF FITNESS CENTER
- MOTHER'S ROOM
- WELLNESS ROOM
- MULTIPLE BIKE PARKING OPTIONS
- BIKE RENTAL PROGRAM

COLLABORATION

- 60 PERSON CONFERENCE AND TRAINING CENTER
- 6 SMALL-TO-MIDSIZED MEETING ROOMS
- MULTIPLE SEATING AREAS AND LOUNGES
- 14 PERSON COLLABORATION LOUNGE

1,800 SF LIBRARY LOUNGE & GAME ROOM

ENCLOSED PARKING WITH 2.5/1,000 RATIO



BUILDING SPECIFICATIONS

THE STUDIO

YEAR BUILT: 1984

RENOVATED: 2022

4 STORIES

70,000 SF AVAILABLE

NET RENTAL RATE \$18.00 - \$23.00

TOTALOPS/ RE TAXES
\$15.36 (2022 EST.)

THE LINK

YEAR BUILT: 1984

RENOVATED: 2016

6 STORIES

13,100 SF AVAILABLE

NET RENTAL RATE \$18.00 - \$23.00

TOTALOPS/ RE TAXES
\$15.36 (2022 EST.)

THE MAIN HALL

YEAR BUILT: 1900

RENOVATED: 2022

5 STORIES

3,300 SF AVAILABLE

NET RENTAL RATE \$18.00 - \$23.00

TOTALOPS/ RE TAXES
\$15.36 (2022 EST.)

THE STABLE

YEAR BUILT: 1880

RENOVATED: 2022

2 STORIES

10,000 SF AVAILABLE

NET RENTAL RATE \$20.00 - \$23.00

TOTALOPS/ RE TAXES
\$12.91 (2022 EST.)









THE SPIRIT OF THE NORTHEAST

As the city's oldest neighborhood, Northeast Minneapolis has always been a destination, attracting populations new to Minnesota and drawing together diverse communities with offerings for everyone.

The Northeast boasts a rich, walkable amenity base featuring abundant art galleries, local brewpubs and restaurants, and convenience retail, as well as access to the riverfront, bike trails, and parks - all creating an urban oasis on the east bank of the Mississippi River.











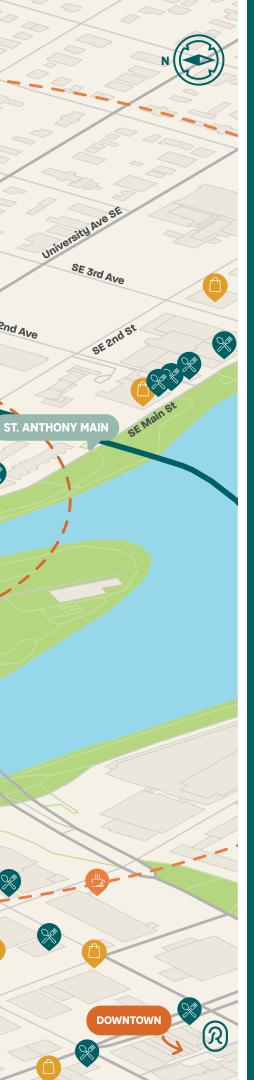


The Northeast community has been growing, with over 3,000 apartment units that have been recently delivered or are under construction.

Employees, residents, and visitors alike can enjoy efficient access to the CBD and freeways, and best-in-market parking options within the neighborhood.







FIND YOUR SCENE

WITHIN .4 MILES OF RIVERPLACE

49 RESTAURANTS

02 COFFEE SHOPS

08 RETAIL







PRIME TRANSIT & PARKING OPTIONS

91 Walk Score.

Connected to six different large bus routes. The closest bus stop goes to Southtown, Edina, University of Minnesota, Uptown, Northtown, St. Paul and Downtown Minneapolis.

97 Bike Score. Connected to the 51 mile Grand Rounds bike loop. No bike, no problem! We have Riverplace branded bikes on site, as well as two Nice Ride bike stations.

SE Parking Garage

30 SE 2nd Street @ The Main Hall

450 PARKING SPOTS

NE Parking Garage

10 NE 2nd Street @ The Studio

222PARKING SPOTS

Current Rates (subject to change):

\$149.00/mo + tax \$2/Hour with a \$25/Day maximum

*Ask about our flex contract option to accommodate a hybrid workforce. Pay for less – get more!

Easy guest comp pass system in place.

Have questions? Call our parking operator!
Standard Parking - Joe Madrid
651-233-7703 | jmadrid@spplus.com

